

Colorado Springs “Special Districts 101.5”

Session No. 6

City Council Work Session January 13, 2020

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Session 6 Topics



- 1) Follow-up from Session #5
- 2) Other District Powers and Functions
- 3) Electors and Elections

Updates from Session 5



- Question on “civil liabilities”, “checks and balances”, fiduciary responsibilities (Councilman Geislinger)
 - To be addressed in final session (Session 7)
- Question on total number of residentially-improved parcels in metropolitan districts (Councilman Knight)
 - Updated summary attached
- Request for an expert analysis of comparative tax/cost benefits of district versus an HOA (Knight)
 - Beyond the capacity and expertise of staff
- Councilman Murray asked about district maintenance of medians and roundabouts
 - Districts often provide enhanced maintenance both within and outside of City rights-of-way
- Question from Councilwoman Avila re: district responsibility for City streets
 - City street pavement etc. maintained by City; Districts may maintain “extras”
 - Updated district mill levy summary is pending

Residential Parcels in Districts



Area	Improved Residential Use Parcel Count	Percentage
Colorado Springs	137757	
Metro Districts	11373	8.25%
BIDs	0	0%
GIDs	2350	1.7%
SIMDs	17772	12.90%
Total all Districts	31495	22.86%

- Data provided by EPC Assessor; 12/30/19
- Includes single-family, townhome, condo and multifamily units
- Parcels may have more than one dwelling unit
- In mid-February of 2018, the reported numbers were 134,762 total parcels with 9,121 in metropolitan districts

Other Special District Powers and Functions (In addition to taxation/ assessment/ debt issuance)



- Staffing
- Property ownership and maintenance
- Other services
- Condemnation
- Contracts and IGAs
- Fees
- Parks and related properties

District Staffing



- Other than LIDs and SIMDs, districts are authorized to hire their own dedicated staff- but seldom do
- With SIMDs, the staff are dedicated City employees
- GIDs could have staff, but there really is no need
- Essentially all metropolitan districts, BIDs and the DDA contract for services
- The Planning & Community Development Department maintains lists of district management and attorney contacts
 - Current Lists attached

Other District Services



- Examples of other services*
 - Streetscape landscaping and maintenance
 - Stormwater facilities
 - Parks of various types and sizes
 - Common area maintenance
 - Community centers
 - Parking areas, drive aisles or garages
 - Sometimes including snowplowing
 - Covenant enforcement
 - Trash removal
 - Internet/broadband
 - Public art/ entry features
 - Augmented security
 - Marketing and business retention

* Not all services statutorily allowed by all types of districts; metropolitan district service plans must specify their services

Condemnation



- Not directly relevant for SIMDs and LIDs
- Statutorily authorized for GIDs (but Council- as GID board- would be the entity doing the condemnation)
- Not allowed by statute for BIDs
- Statutes authorize metropolitan districts to condemn, but Special District Policy and Model Service Plans preclude without Council approval

District Fees



- “Fees, rates, tolls and charges” are generally allowed except for “end user debt service fees”
- Building permit or platting fees are acceptable
- Fees for specific services such as solid waste removal, internet, facility use
- Fees related to traditional HOA role (common area maintenance, covenant enforcement, etc.)

Property Ownership and Maintenance



- Trend toward district ownership of property and assets
 - Especially for metropolitan districts
 - Wide variety of examples
- SIMDs and GIDs do not own properties directly
- District-owned land and assets ordinarily tax-exempt

Electors and Elections



- Electors vary by type of district
 - Typically including property owners
- Board of directors elections every two years in may
 - Staggered 4-year terms
- TABOR elections dates (Constitutional)
 - Three times every two years
 - Every November, and on may special district election date
- Colorado Department of Local Affairs (DOLA) has a publication on elections:
<https://drive.google.com/file/d/1SKhQREK-vxn6KPIM8fpGhb2rYepIdR46/view>

Session 7- January 27, 2019

- Contacts, annual reports, audits, data and disclosure
- Responsibilities/ checks and balances
- District dissolution, or conversion to resident boards
- Next steps